

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **February 20, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Becky Howard-Deputy Clerk, Dan Hickey-Fire Services, Barry Ginn-Ginn Engineering, Meredith Kirste and Dave Davis-Attorneys, and Karen Parker-Acting Secretary.

The meeting convened at 2:00 pm.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from February 13, 2006. Mr. Lukert seconded the motion and the motion carried.

Mrs. Rogers asked the Committee if they would agree to hear the Villages projects first, in which the Committee agreed to do so.

NEW BUSINESS:

VOS: Unit 131 – Major Development – Engineering Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop a 209-unit subdivision. Mr. Springstead recommended the stop strips and signs be changed as previously discussed during preliminary approvals.

Mr. Springstead moved to approve the engineering plans subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

Marie Keenum, 911 coordinator, arrived at 2:05 p.m. during the above discussion.

VOS: Keystone Villas – Major Development – Preliminary Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting preliminary approval to develop a 61-unit subdivision. Staff's comments regarding driveway safety issues for lots 1, 31, and 40 were discussed. Mr. Germana and the committee agreed that the driveway configuration for lots 1 and 31 were satisfactory; however, the driveway for lot 40 would be relocated. Engineering comments were discussed regarding a reference to Audrey Villas.

Mrs. Webb moved to approve the preliminary plans subject to staff's comments being addressed and revised plans being submitted. Mr. Springstead seconded the motion and the motion carried.

Mr. Hickey excused himself at 2:10 p.m.

OLD BUSINESS:

Parkwood Village Residential Subdivision Development – Major Development – CR 101 Improvement Plan Review

Mark Warner, Wantman Group, was present to discuss improvements to CR 101. There was a lengthy discussion regarding the necessary improvements to CR 101. The following items will need to be addressed: show additional right-of-way, road shifts to west not east, height of road, berm and landscaping, drainage into the Villages, cross slope, design speed, drainage calculations, gutter spread calculations, existing right-of-way, transition lengths, and inlet tops-type of structure being used.

Mrs. Webb moved to table the CR 101 Improvement Plan until revised plans are submitted. Mr. Parrett seconded the motion and the motion carried.

Parkwood Village Residential Subdivision Development – Major Development – Engineering Plan Review

Mark Warner, Wantman Group, was present to discuss the engineering plan. Mrs. Webb provided Mr. Warner with the comments from Mr. Ginn. Mrs. Keenum suggested Mr. Warner contact the GIS Department to assign road names.

Mr. Ginn moved to table the engineering plan until CR 101 plans are completed. Mr. Parrett seconded the motion and the motion carried.

NEW BUSINESS:

Live Oak Terrace – Major Development – Final Plat Review

Jennifer McCubbin, Idlewild Lodge, was present and requesting final plat approval to develop a 52-lot/9-tract subdivision. Ms. McCubbin explained the lots will be leased and the water has been installed by Lake Panasoffkee Water Association. All comments have been received and will be addressed. Mrs. Keenum requested that NW 25th Avenue be used for an emergency access, and Mr. Parrett requested it be gated. Ms. McCubbin stated it could be utilized as an emergency access, and a gate is already in place. Mrs. Rogers requested Mr. Ginn review the engineering plans and the 100 year flood plain. Mr. Ginn agreed to look over the file. Due to the extended amount of time for this project, the title opinion must be made current. The attorneys need a title opinion letter. Ms. Kirste requested an affidavit of signature authority be submitted before final approval of the plat.

Mrs. Webb moved to approve the final plat subject to staff's comments being addressed and Mr. Ginn's final approval. Mrs. Keenum seconded the motion and the motion carried.

Mazak Mine – Transfer of Operating Permit

Timothy Tankersley, McDonald Investments, and Woody Sanderson, General Manager for the mine were present. McDonald Investments is the private equity capital group for Mid-Coast Aggregates, LLC; however, Mid-Coast Aggregates, LLC will be the mine operator. Combined, both gentlemen have over 50 years experience. The previous mine operation was approved without pumping except to maintain a dry bench for the equipment. Yearly monitoring is required and fees collected will cover the cost of consultants. The County must be supplied with copies of all applicable permits and correspondence. Mr. Tankersley and Mr. Sanderson stated they were community oriented and willing to help. Attorney Davis requested Mr. Tankersley and Mr. Sanderson provide an affidavit indicating they have no interest in the other mining companies in the county.

Mr. Ginn recommended approval of the transfer of the operating permit. Mrs. Webb seconded and the motion carried.

Public Forum

Mrs. Rogers stated a large quantity of property had been annexed into the City of Wildwood. Mrs. Rogers and Ms. Kirste agreed that once property is annexed into another jurisdiction, Sumter County is not responsible for the development process. Mrs. Rogers also expressed concerns about traffic concurrency.

The next meeting is scheduled for March 6, 2006.

Mrs. Keenum moved to adjourn. Mrs. Webb seconded the motion and the motion carried. Meeting adjourned at 3:03 pm.